Davidson County DEEDWARR
Recvd: 04/01/05 10:27 3 pgs
Fees:18.00 Taxes:358.90

20050401-0035519

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**George V. Crawford, Jr.**<br>**GULLETT, SANFORD, ROBINSON & MARTIN, PLLC**<br>315 Deaderick Street, Suite 1100<br>P. O. Box 198888<br>Nashville, Tennessee 37219-8888<br>(615) 244-4994<br><br>Bot 44 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is $97,000.00.<br><br>**Affiant**<br><br>Subscribed and sworn to before me, this 31st day of March, 2005.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

Address New Owner As Follows:
Dennis L. Baltz and wife,
Marie Baltz and James E. Baltz
112 Quinn Circle
Nashville, TN 37210

Send Tax Bills To:
New owner

Map-Parcel Number:
3DZ 04642
095.09.0 056.00

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SPENCE OLIVER AND WIFE, JUDY K. OLIVER**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DENNIS L. BALTZ AND WIFE, MARIE BALTZ, as to a one-half undivided interest as tenants by the entirety, AND JAMES E. BALTZ, as a one-half undivided interest**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northeasterly 200 feet of Lot No. 25 on the Plan of W.E. Quin, Jr.'s Lebanon Road Subdivision, of record in Book 1424, Page 111, Register's Office for said County, and more particularly described as follows:

Said part of Lot No. 25 fronts 100 feet on the southwesterly margin of Quinn Circle and extends back between parallel lines 200 feet to a dead line.

Also conveyed herewith is all of the right, title and interest to the rear portion of Lot 25 and the use of same as set out in a Chancery Court Decree, *Thomas R. Clark et ux vs. Howard R. Brown et ux*, Rule No. 71796, as of record in the Clerk and Master's Office for Davidson County, Tennessee.

Being the same property conveyed to Spence Oliver and wife, Judy K. Oliver, by Warranty Deed from Aaron R. Gaddis and wife, Heather K. Oliver Gaddis, of record in Book 9367, Page 551, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2005 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1424, page 111, Register's Office for said County.

This is improved property known as 110 Quinn Circle, Nashville, TN 37210.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

**WITNESS my hand this 31st day of March, 2005.**

Spence Oliver

Judy K. Oliver

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SPENCE OLIVER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 31st day of March, 2005.

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires JULY 21, 2007

253280.1/2005296

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JUDY K. OLIVER**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

**WITNESS** my hand, at office, this 31st day of March, 2005.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007